

VILLA CASITAS FILING NO. 2 EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE FIRST NATIONAL BANK OF COLORADO SPRINGS, COLORADO, TRUSTEE, A NATIONAL BANKING CORPORATION BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

THAT PORTION OF SECTIONS 22, 27, AND 34 ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF VILLA CASITAS FILING NO. 1 WHICH PLAT IS RECORDED IN PLAT BOOK AT PAGE OF THE RECORDS OF EL PASO COUNTY, COLORADO WHICH CORNER BEARS IN 22°39'39" W, 5753.61 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE N 30°00'00" E, 85.30 FEET; THENCE ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 28°00'00", A RADIUS OF 1,095.00 FEET AND AN ARC LENGTH OF 535.12 FEET; THENCE N 2°00'00" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 1450.19 FEET; THENCE N 24°15'45" W, 134.61 FEET; THENCE N 2°00'00" E, 28.43 FEET; THENCE ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 27°36'42", A RADIUS OF 1034.00 FEET AND AN ARC LENGTH OF 47.16 FEET; THENCE N 0°36'42" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 1,324.94 FEET; THENCE ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 32°29'09", A RADIUS OF 969.35 FEET AND AN ARC LENGTH OF 549.61 FEET TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 66°51'11", A RADIUS OF 1,366.00 FEET AND AN ARC LENGTH OF 1,069.35 FEET; THENCE N 17°45'15" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 61.04 FEET; THENCE ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 50°02'57", A RADIUS OF 1,366.00 FEET AND AN ARC LENGTH OF 1,193.10 FEET; THENCE N 61°47'52" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 06.40 FEET; THENCE ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 52°17'55", A RADIUS OF 1,036.00 FEET AND AN ARC LENGTH OF 943.72 FEET; THENCE N 9°50'57" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 466.52 FEET; THENCE S 80°29'45" E, 332.00 FEET; THENCE ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 27°36'42", A RADIUS OF 1,336.00 FEET AND AN ARC LENGTH OF 842.02 FEET; THENCE N 79°05'42" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 648.76 FEET TO INTERSECT THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25; THENCE SOUTHWEST ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

- (1) THENCE S 18°02'13" E, 65.99 FEET;
- (2) THENCE S 18°02'13" E, 200.00 FEET;
- (3) THENCE S 32°06'13" E, 66.07 FEET;

THENCE S 71°55'42" W, 667.81 FEET; THENCE ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 27°36'42" A RADIUS OF 1,666.00 FEET AND AN ARC LENGTH OF 1001.80; THENCE ANGLE LEFT 90°00'00" FROM THE FORWARD TANGENT OF THE LAST MENTIONED CURVE AND RUN S 91°50'17" W, 152.52 FEET; THENCE ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 52°17'55", A RADIUS OF 1,366.00 FEET AND AN ARC LENGTH OF 1,266.75 FEET; THENCE S 61°47'52" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 89.48 FEET; THENCE ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 50°02'57", A RADIUS OF 1,036.00 FEET AND AN ARC LENGTH OF 905.12 FEET; THENCE S 17°45'15" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 61.26 FEET; THENCE ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 46°51'11", A RADIUS OF 1,036.00 FEET AND AN ARC LENGTH OF 899.45 FEET TO POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 32°29'09", A RADIUS OF 1,301.35 FEET AND AN ARC LENGTH OF 737.85 FEET; THENCE S 0°36'42" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 1,324.94 FEET; THENCE ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 27°36'42" A RADIUS OF 1366.00 FEET AND AN ARC LENGTH OF 62.30 FEET; THENCE S 2°00'00" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 22.43 FEET; THENCE S 28°54'45" W, 134.61 FEET; THENCE S 2°00'00" W, 1,450.19 FEET; THENCE ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 28°00'00", A RADIUS OF 1,305.00 FEET AND AN ARC LENGTH OF 637.74 FEET; THENCE S 60°02'00" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 85.30 FEET; THENCE N 60°02'00" W, 210.00 FEET TO THE POINT OF BEGINNING, CONTAINING 65.960 ACRES.

HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO TRACTS AND UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE ABOVE PLAT WHICH PLAT SETS FORTH THE BOUNDARY AND DIMENSIONS THEREOF. SAID TRACTS SO PLATTED SHALL BE KNOWN AS "VILLA CASITAS NO. 2." ALL STREETS SO PLATTED SHALL BE DEDICATED TO PUBLIC USE. INDEKSOLL REPUBLIC CORPORATION HEREBY PERSONALLY COVENANT AND AGREE THAT THEY WILL AT THEIR OWN EXPENSE GRADE AND GRAVEL ALL PLATTED STREETS AND PROVIDE PROPER DRAINAGE FOR SAME, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION. ALL STREETS AND DRAINAGE WAYS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE EXECUTED THEIR PRESENTS THIS 22 DAY OF April, 1971 A.D.

THE FIRST NATIONAL BANK OF COLORADO SPRINGS, COLORADO, TRUSTEE
[Signature] PRESIDENT
[Signature] CASHIER

STATE OF COLORADO : 55

COUNTY OF EL PASO

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF April, 1971 A.D. BY *[Signature]* AS VICE PRESIDENT AND *[Signature]* AS CASHIER OF THE FIRST NATIONAL BANK OF COLORADO SPRINGS, COLORADO A NATIONAL BANKING CORPORATION, AS TRUSTEE.

MY COMMISSION EXPIRES : *[Signature]*

WITNESS MY HAND AND SEAL *[Signature]* NOTARY PUBLIC

PLAT NUMBER:

THE ATTACHED PLAT OF "VILLA CASITAS FILING NO. 2" IS HEREBY RATIFIED AND CONFIRMED THIS 22 DAY OF April, 1971 A.D. BY JOHN DORRHOUGH AS PRESIDENT AND JOHN A. CALDER AS SECRETARY OF INDEKSOLL REPUBLIC CORPORATION, A COLORADO CORPORATION AS DEVELOPER BENEFICIARY.

ATTEST: *[Signature]* JOHN A. CALDER, SECRETARY

STATE OF COLORADO : 55

COUNTY OF EL PASO

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF April, 1971 A.D. BY JOHN DORRHOUGH AS PRESIDENT AND JOHN A. CALDER AS SECRETARY OF INDEKSOLL REPUBLIC CORPORATION, A COLORADO CORPORATION AS DEVELOPER BENEFICIARY.

MY COMMISSION EXPIRES: *[Signature]*

WITNESS MY HAND AND SEAL *[Signature]* NOTARY PUBLIC

NOTES:

- 1. ALL BEARINGS AS SHOWN IN THIS PLAT ARE RELATIVE TO THE WEST LINE OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
- 2. LOT CORNERS SHALL BE MARKED WITH A REINFORCING BAR WITH A CAP MARKED THIS: *[Symbol]*
- 3. THERE SHALL BE A SIX (6) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES AND A SIX (6) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL REAR LOT LINES UNLESS OTHERWISE INDICATED ON THE ABOVE PLAT.

CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ABOVE PLAT WAS SURVEYED AND PLATTED UNDER HIS SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT THE REQUIREMENTS OF CHAPTER 136 C P.S. 1963 AS AMENDED HAVE BEEN ACCOMPLISHED.

APPROVED:

1. THOMAS J. RUSSELL, COUNTY ENGINEER OF EL PASO COUNTY, COLORADO DO HEREBY APPROVE THE ABOVE PLAT AS TO THE DRAINAGE OF STREETS AS SHOWN HEREIN.

APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT THIS 22 DAY OF April, 1971 A.D.

APPROVED BY THE EL PASO COUNTY PLANNING COMMISSION THIS 22 DAY OF April, 1971 A.D.

STATE OF COLORADO : 55

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS 22 DAY OF May, 1971 A.D. AND IS NOW RECORDED IN PLAT BOOK 221 AT PAGE 66 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECEPTION NO. *[Signature]*

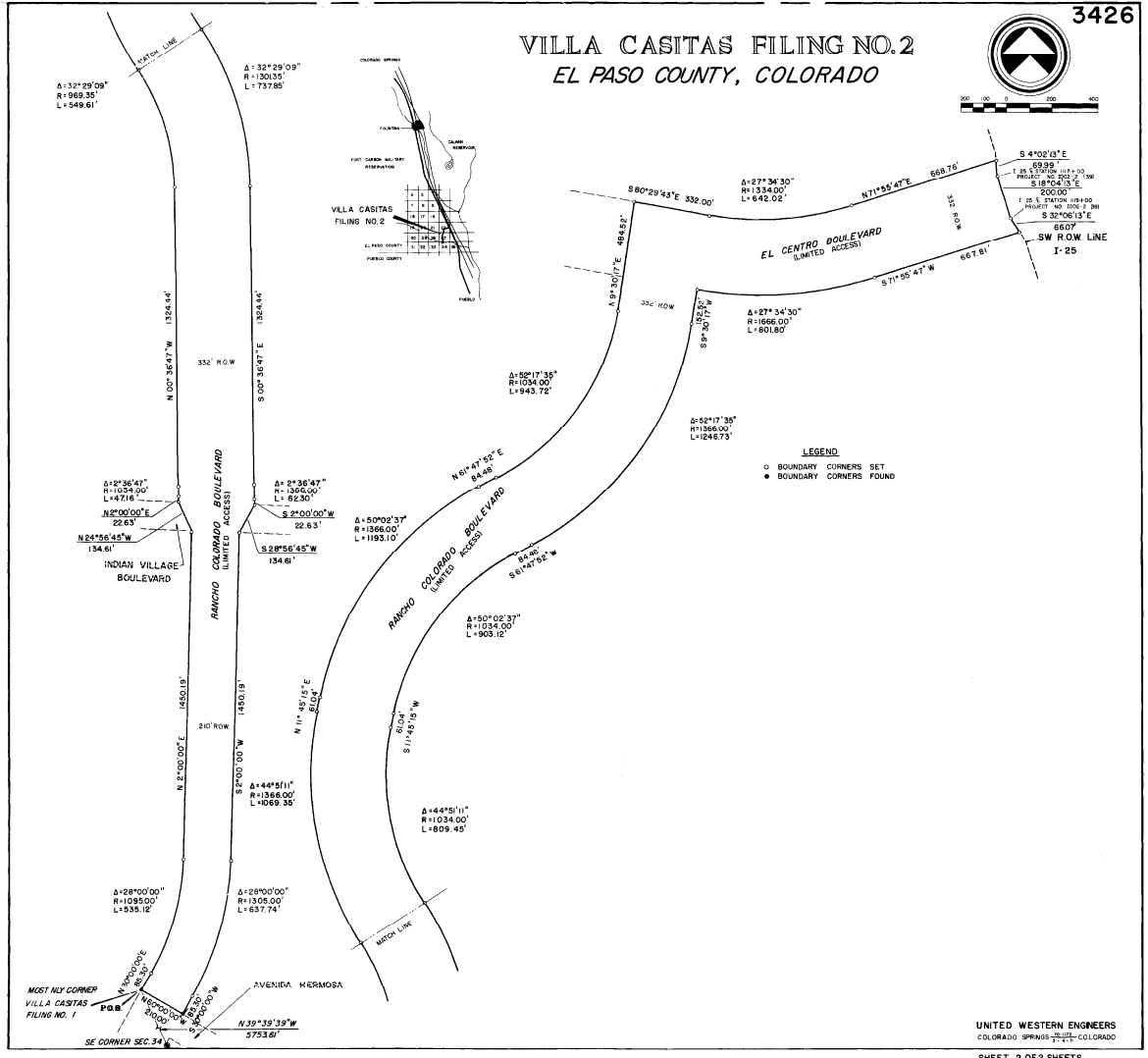
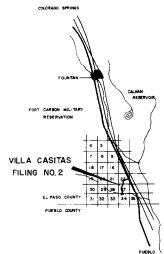
FILE: 2022

BY: *[Signature]* CLERK

HARriet REALS, RECORDER

VILLA CASITAS FILING NO.2
EL PASO COUNTY, COLORADO

3426



LEGEND
 ○ BOUNDARY CORNERS SET
 ● BOUNDARY CORNERS FOUND

UNITED WESTERN ENGINEERS
 COLORADO SPRINGS, COLORADO
 SHEET 2 OF 2 SHEETS

D C B A 1 5 10 A B C